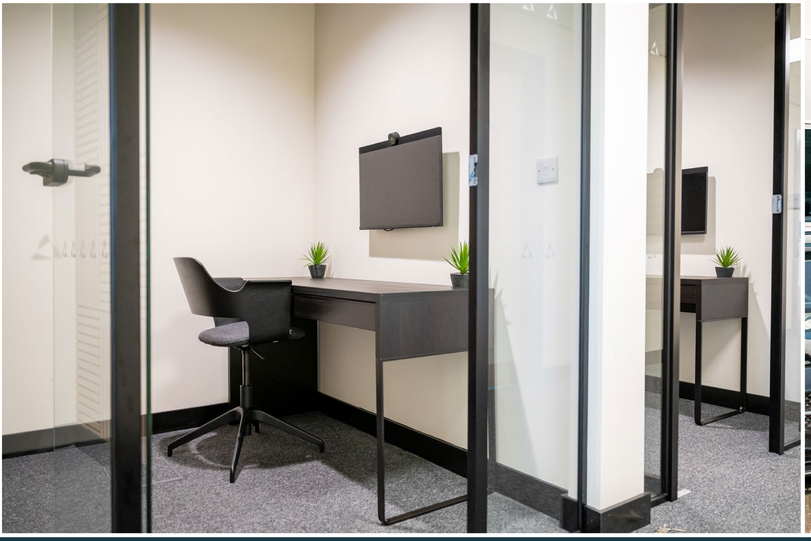






LAST SUITES REMAINING

TO LET: 472 – 963 SQ FT
GRADE A OFFICE SUITES AVAILABLE IN NEWLY REFURBISHED BUSINESS CENTRE

EUROPA BOULEVARD, WARRINGTON WA5 7XR

310

Europa Boulevard

HURSTWOOD HOLDINGS

310

Europa Boulevard

DESCRIPTION

Newly developed design led business centre comprising of 6 private office suites ranging from 334 sq ft to 1,250 sq ft. Suites benefit from a large kitchen / breakout space, private meeting room and zoom rooms.

- NEWLY REFURBISHED THROUGHOUT
- LED LIGHTING
- LARGE KITCHEN / BREAKOUT AREA
- AIR CONDITIONING
- RAISED FLOORS
- REMODELLED RECEPTION
- EXCELLENT CAR PARKING RATIO (1:175 SQ FT)
- EV CHARGING AVAILABLE
- DDA COMPLIANT
- SHOWER ROOMS
- COMMUNAL MEETING ROOMS / ZOOM ROOM
- EPC (C RATING)

SECOND FLOOR AVAILABILITY

SUITE	SQ FT	SQ M	PARKING SPACES	AVAILABILITY
SUITE 2	721	64	4	Available
SUITE 4	472	44	2	Available
SUITE 5	963	89.5	6	Available




310
Europa Boulevard



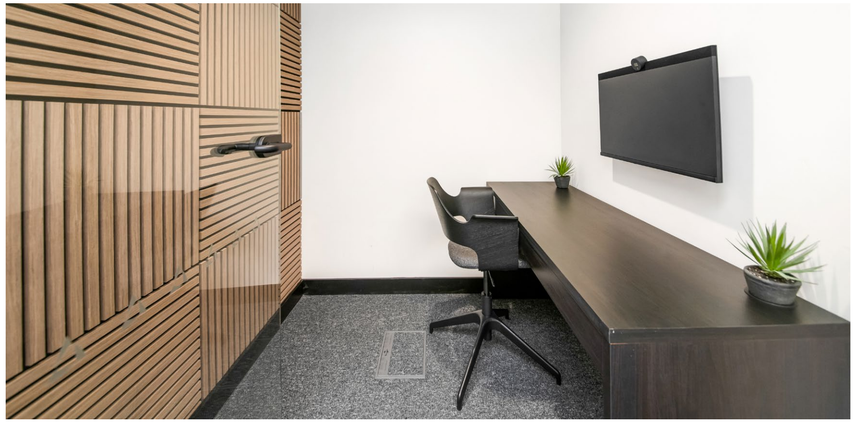

A HIGH QUALITY OFFICE BUILDING
ARRANGED OVER THREE FLOORS
AND SET WITHIN A MATURE
LANDSCAPED ENVIRONMENT

310

Europa Boulevard











310

Europa Boulevard

LOCATION

310 Europa Boulevard is a modern 3 storey office building set within its own grounds in the heart of Gemini Business Park, 2.5 miles north of Warrington Town Centre and midway between Manchester and Liverpool.

The property lies approximately 1.5 miles from both Junctions 8 and 9 of the M62 motorway, connecting to the M6 (junction 10, M62) and the regional motorway network.

AMENITIES

With a large collection of leisure, retail and office occupiers, Gemini Business Park Is a much sought-after business location with enviable working environment providing the perfect platform for any business to thrive.

Gemini Business Park boasts an impressive collection of office, retail and leisure occupiers which combine to provide an excellent working environment.









FLEXIBLE LEASE TERMS AVAILABLE

CONTACT

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